

WARRANTY DEED

030065

TRANSFER
TAX
PAID68-96
68-97

COLLEGE AVENUE REALTY CO., INC., a corporation, duly organized and existing, with a place of business in the City of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to HAROLD D. MARDEN of the Town/City of Albion, County of Kennebec, State of Maine, with warranty covenants, certain lots or parcels of land described as follows, together with the buildings thereon, situate in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

1. Being Lots 152, 153, 167, 168, and 169 as shown on Plan of Libby Heights recorded November 4, 1919, in the Kennebec County Registry of Deeds, Plan Book 7, Pages 22 and 23, to which specific reference is herein made for a more particular description of said lots.

2. Being Lots 150, 151, 154, 155, and 156, as shown on said Plan of Libby Heights to which specific reference is herein made for a more particular description of said lots.

Said Lot 150 was conveyed to the grantor herein by deed dated November 18, 1936, and recorded in said Registry at Book 727, Page 134, and by deed dated December 16, 1936, and recorded in said Registry at Book 720, Page 302. Said Lots 151 and 154 were conveyed to the grantor herein by deed of Rose Haskell, et al. dated March 20, 1944 and recorded in said Registry at Book 801, Page 314. Said Lot 156 was conveyed to the grantor by deed of H.A. Labbe and L.J. Rosenthal dated March 17, 1965 and recorded in said Registry at Book 1376, Page 14.

3. Beginning in the west line of College Avenue at the southeasterly corner of land of Central Maine Motors, Inc.; thence westerly along the south line of said Central Maine Motors, Inc., a distance of three hundred fifteen (315) feet, more or less, to the southwesterly corner of said Central Maine Motors, Inc., said point being in the easterly line of Lot 87 of a Plan of Libby Heights by R.G. Knowlton, dated August 7, 1965, said plan not yet recorded; thence southerly along said easterly line of Lot 87 a distance of fifty (50) feet to the northerly line of Lot 86; thence easterly eighty-seven (87) feet, more or less, to the northeasterly corner of said Lot 86; thence southeasterly in a direct line forty (40) feet, more or less, to the northwesterly corner of land now or formerly of Edith Ratte Johnson; thence easterly along said Johnson's north line a distance of two hundred (200) feet, more or less, to said Johnson's northeasterly corner in the west line of College Avenue; thence northerly in the west line of said College Avenue a distance of sixty-five (65) feet, more or less, to the point of beginning.

4. Beginning at an iron pin at the northwesterly corner of land conveyed by Rosenthal to Charles Gaunce, Jr., dated

March 18, 1965, being the northeasterly corner of Lot 88 on a plan of Libby Heights, by R.G. Knowlton, C.E., dated August 7, 1965; thence westerly along the north line of Lot 88 one hundred (100) feet; thence southerly at right angles to the last mentioned bound two hundred seventy-five (275) feet to an iron pin; thence easterly a distance of one hundred ten (110) feet, more or less, to a point fifty (50) feet southerly of the southwesterly corner of land of Central Maine Motors, Inc.; thence northerly two hundred thirty-six (236) feet along Central Maine Motors, Inc. land and land of Charles Gaunce, Jr. to the point of beginning.

The within grantee is herein granted an easement to the use of a right of way fifty (50) feet in length, which is northerly of the above-described property, and to extend to the full northern boundary of said property; said easement and right of way to be later developed as a street. If and when said street is so developed, the within Grantee hereby agrees to participate in the cost of water, sewerage, and 1/2 of the street construction in proportion to the frontage that the within Grantee has as described above, to said street.

There is also granted to the Grantee herein an easement to use the right of way fifty (50) feet wide, which is westerly of the above described and bounded property. If and when said right of way is developed as a street, the Grantee herein agrees to participate in the cost of water, sewerage, and 1/2 of the street construction in proportion to the frontage that the within Grantee has along his eastern boundary line, as described above.

Being the same premises conveyed to College Avenue Realty Co., Inc. by deed of Central Maine Motors, Inc. recorded in Kennebec County Registry of Deeds, Book 2290, Page 236.

5. Also another certain lot or parcel of land situated on the northwesterly side of College Avenue in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pin to be set on the northwesterly sideline of College Avenue, said iron pin being on a course of N 57° 44' 31" E along the northwesterly sideline of College Avenue a distance of 27.17 feet from the northeast corner of land now or formerly of Harold D. Marden as recorded in the Kennebec County Registry of Deeds, Book 2776, Page 182; thence by the following courses and distances: N 25° 58' 38" W a distance of 202.42 feet to an iron pin to be set and land now or formerly of Harold Marden as recorded in said Registry, Book 2140, Page 30; thence N 64° 12' 32" E along land of said Marden a distance of 14.66' to an iron pin to be set; thence N 25° 47' 28" W along land of said Marden a distance of 131.00 feet to an iron pin to be set and land now or formerly of the Trustees of the Dover